

65/9

WHEN RECORDED RETURN TO:

Blain H. Johnson, Esq.  
ERT Development Corporation  
175 S. West Temple, Suite 700  
Salt lake City, Utah 84101  
CTC # 11814

ENT 145184:2002 PG 1 of 9  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2002 Nov 29 2:41 pm FEE 65.00 BY BLS  
RECORDED FOR CENTURY TITLE

**WARRANTY DEED  
IN LIEU OF FORECLOSURE**

**FOR VALUABLE CONSIDERATION**, the receipt and legal sufficiency of which are hereby acknowledged, THE RANCHES, L.C., a Utah limited liability company ("GRANTOR"), CONVEYS AND WARRANTS to EAGLE MOUNTAIN HOLDINGS, L.L.C., a Minnesota limited liability company ("GRANTEE"), the real property in the County of Utah, State of Utah, described as:

See legal description attached hereto as EXHIBIT "A".

THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR HAVING SOLD SAID REAL PROPERTY TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION IN ADDITION TO THAT ABOVE RECITED, BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE SECOND AMENDED AND RESTATED ACQUISITION AND DEVELOPMENT LOAN DEED OF TRUST AND SECURITY AGREEMENT EXECUTED BY GRANTOR, AS TRUSTOR, TO MICHAEL W. HOMER, AS TRUSTEE, RECORDED Nov. 26, 2002, AS ENTRY NO. 143532:2002 OF OFFICIAL RECORDS OF UTAH COUNTY, STATE OF UTAH.

GRANTOR DECLARES THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OTHER THAN THIS DEED, BETWEEN GRANTORS AND GRANTEES WITH RESPECT TO SAID REAL PROPERTY.

Dated this 26 day of November, 2002.

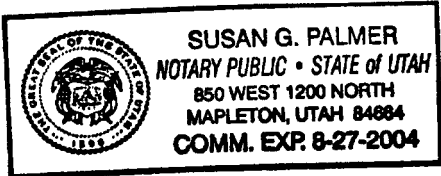
GRANTOR:

THE RANCHES, L.C., a Utah limited liability company

By: [Signature]  
Title: Manager

STATE OF UTAH )  
 ) : ss.  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 26 day of November, 2002, by Scott F. Kirkland, who is the manager of THE RANCHES, L.C., a Utah limited liability company.



Utah

Susan Palmer  
NOTARY PUBLIC  
Residing at Utah County,

My Commission Expires:

8/27/04

## Exhibit "A"

PARCEL 1: Beginning at the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°12'55" West 2349.40 feet along section line; thence North 89°49'28" West 868.88 feet; thence North 33°58'16" East 55.12 feet; thence South 74°33'32" West 515.00 feet; thence North 86°01'59" West 843.18 feet; thence North 67°48'20" West 120.72 feet; thence North 64°16'52" West 50.00 feet; thence South 86°24'16" West 47.43 feet; thence South 80°12'56" West 152.07 feet; thence South 56°11'34" West 372.81 feet; thence South 31°27'15" West 434.84 feet; thence South 88°33'30" West 34.59 feet; thence along the arc of a 268.00 foot radius curve to the left 116.49 feet (central angle = 24°54'15"), the chord of which bears South 76°06'23" West 115.57 feet; thence along the arc of a 187.00 foot radius curve to the right 139.11 feet (central angle = 42°37'22"), the chord of which bears South 84°57'57" West 135.93 feet; thence South 58°14'23" West 217.04 feet; thence along the arc of a 2075.00 foot radius curve to the left 452.37 feet (central angle = 12°29'28"), the chord of which bears South 06°04'06" West 451.47 feet; thence South 89°49'22" West 28.00 feet; thence South 88°05'59" West 133.60 feet; thence South 70°48'26" West 123.25 feet; thence South 83°05'15" West 106.67 feet; thence North 88°39'33" West 165.27 feet; thence North 81°37'05" West 111.47 feet; thence North 73°54'04" West 169.07 feet; thence North 65°21'05" West 160.98 feet; thence North 55°39'00" West 225.11 feet; thence North 43°25'05" West 155.96 feet; thence South 76°29'32" West 170.36 feet; thence North 17°53'28" East 57.04 feet; thence North 62°28'28" West 155.40 feet; thence North 94.19 feet; thence East 81.99 feet; thence North 42°47'27" West 126.29 feet; thence North 61°51'44" West 193.54 feet; thence North 00°18'58" West 235.26 feet along section line to the West quarter corner of Section 20 of said section; thence North 00°54'13" West 1466.45 feet along section line; thence North 89°05'47" East 1131.69 feet; thence North 00°14'17" East 2395.75 feet to the Southerly right of way of Highway 73; thence North 89°14'02" East 309.94 feet along said right of way; thence along the arc of a 5804.70 foot radius curve to the left 1114.39 feet (central angle = 10°59'59"), the chord of which bears North 83°44'03" East 1112.68 feet along said right of way; thence North 78°14'03" East 2847.09 feet along said right of way to section line; thence South 00°15'56" West 658.86 feet along section line; thence South 89°00'48" East 800.00 feet; thence South 00°15'56" West 1100.00 feet; thence North 89°00'48" West 800.00 feet to section line; thence South 00°15'56" West 220.00 feet along section line to the point of beginning.

PARCEL 2: Beginning at a point which is North 89°02'40" West 779.48 feet and North 1399.34 feet from the South quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°10'38" West 370.00 feet; thence along the arc of a 1925.00 foot radius curve to the right 182.66 feet (central angle = 05°26'12"), the chord of which bears North 02°32'28" East 182.59 feet; thence South 84°44'26" East 28.00 feet; thence along the arc of an 1897.00 foot radius curve to the right 327.30 feet (central angle = 09°53'08"), the chord of which bears North 10°12'08" East 326.90 feet; thence North 86°18'25" East 49.24 feet; thence along the arc of a 240.00 foot radius curve to the left 93.33 feet (central angle = 22°16'52"), the chord of which bears North 75°09'59" East 92.74 feet; thence along the arc of a 220.00 foot radius curve to the right 137.00 feet (central angle = 35°40'49"), the chord of which bears North 81°51'57" East 134.80 feet; thence South 80°17'38" East 7.99 feet; thence South 09°42'22" West 14.00 feet; thence South 10°23'49" East 87.37 feet; thence South 19°56'45" East 68.59 feet; thence South 03°54'34" West 53.00 feet; thence South 22°59'25" West 771.32 feet; thence South 89°49'22" West 28.86 feet; thence North 79°58'24" West 48.66 feet; thence North 00°10'38" West 2.64 feet; thence South 89°49'22" West 28.00 feet to the point of beginning.

PARCEL 3: Beginning at the North quarter corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running; thence South 89°06'47" East 2426.16 feet to the Northeast corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 211.33 feet; thence East 207.27 feet; thence South 00°13'53" West 540.97 feet; thence North 85°59'33" West 694.81 feet; thence South 04°00'27" West 206.30 feet; thence North 85°59'33" West 422.20 feet; thence South 00°19'26" East 50.14 feet; thence South 30°48'10" East 126.32 feet; thence South 57°26'23" West 309.12 feet; thence 55.20 feet along the arc of a 650.00 foot radius curve to the left (chord bears South 34°59'35" East 55.18 feet); thence South 37°25'33" East 146.82 feet; thence 124.57 feet along the arc of a 600.00 foot radius curve to the right (chord bears South 31°28'42" East 124.34 feet); thence South 64°28'09" West 243.37 feet; thence South 60°31'18" West 482.15 feet; thence South 85°17'35" West 275.51 feet; thence 40.65 feet along the arc of a 950.00 foot radius curve to the right (chord bears North 03°28'52"

West 40.64 feet); thence South 87°44'40" West 289.71 feet; thence South 89°12'35" West 20.00 feet; thence North 89°33'12" West 281.00 feet; thence North 00°26'48" East 1844.17 feet to the point of beginning.

PARCEL 4: Beginning at the Northwest corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°43'21" East 1135.80 feet; thence South 43°14'11" East 1607.06 feet; thence South 89°32'16" East 327.98 feet; thence South 224.86 feet; thence South 50°07'02" West 1062.39 feet; thence West 261.25 feet; thence South 70°19'16" West 265.99 feet; thence South 83°32'28" West 357.08 feet; thence South 06°27'32" East 246.13 feet to the Northerly right of way of Pony Express Parkway; thence along the arc of an 803.00 foot radius curve to the left 526.18 feet along said Parkway (central angle = 37°32'40"), the chord of which bears South 64°46'09" West 516.82 feet; thence North 55°15'00" West 574.18 feet; thence North 04°14'45" East 395.65 feet; thence North 07°09'30" West 335.25 feet; thence North 26°58'31" West 224.92 feet; thence North 09°43'06" West 478.75 feet; thence North 20°02'20" West 400.00 feet; thence North 22°05'50" East 377.38 feet; thence North 20°02'20" West 246.26 feet; thence South 89°15'07" East 303.58 feet to the point of beginning.

### Less and excepting the following parcels

**Parcel 1:** Commencing at a point which is South 00° 18' 58" East 387.52 feet along section line and East 774.34 feet from the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence 170.01 feet along the arc of a 229.00 foot radius curve to the left, (chord bears South 87° 09' 59" East 166.14 feet); thence North 71° 33' 54" East 86.38 feet; thence 27.39 feet along the arc of a 171 foot radius curve to the left, (chord bears North 76° 09' 16" East 27.36 feet); thence 39.46 feet along the arc of a 50 foot radius curve to the left, (chord bears North 58° 08' 13" East 38.44 feet); thence 106.10 feet along the arc of a 50 foot radius curve to the right, (chord bears South 83° 40' 43" East 87.28 feet); thence North 13° 15' 31" East 79.11 feet; thence North 71° 07' 43" East 654.29 feet; thence South 67° 26' 15" East 60.00 feet; thence South 22° 33' 45" West 18.82 feet; thence 376.17 feet along the arc of a 2103.00 foot radius curve to the left, (chord bears South 17° 26' 17" West 375.67 feet; thence North 71° 40' 37" West 78.04 feet; thence North 85° 19' 33" West 53.10 feet; thence South 73° 16' 39" West 349.92 feet; thence South 84° 24' 32" West 79.94 feet; thence North 72° 59' 52" West 133.25 feet; thence South 81° 14' 27" West 60.91 feet; thence North 9° 20' 06" West 91.37 feet; thence South 71° 33' 54" West 45.71 feet; thence 201.19 feet along the arc of a 271.00 foot radius curve to the right, (chord bears North 87° 09' 59" West 196.61 feet; thence North 24° 06' 08" East 42.00 feet to the point of beginning. **(Known as Lots 1 - 23, Plat "A", FRIDAY'S STATION AT RED HAWK RANCH SUBDIVISION) (containing approx 5.3224 acres)**  
**(39:135:0001- 0023)**

**Parcel 2:** Beginning at a point which is East 593.61 feet and South 157.68 feet from the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 35° 00' 58" East 86.34 feet; thence South 69°30'15" East 130.77 feet; thence East 422.82 feet; thence South 13°15'31" West 79.11 feet; thence along the arc of a 50.00 foot radius curve to the left 106.10 feet (central angle = 121°34'56"), the chord of which bears North 83°40'43" West 87.28 feet; thence along the arc of a 50.00 foot radius curve to the right (central angle = 45°12'48"), the chord of which bears South 58°08'13" West 38.44 feet; thence along the arc of a 171.00 foot radius curve to the left 27.39 feet (central angle = 09°10'43"), the chord of which bears South 76°09'16" West 27.36 feet; thence South 71°33'54" West 86.38 feet; thence along the arc of a 229.00 foot radius curve to the right 170.01 feet (central angle = 42°32'14"), the chord of which bears North 87°09'59" West 166.135 feet; thence South 24°06'08" West 42.00 feet; thence along the arc of a 271.00 foot radius curve to the left 201.19 feet (central angle = 42°32'14"), the chord of which bears South 87°09'59" East 196.61 feet; thence North 71°33'54" East 45.71 feet; thence South 09°20'06" East 118.72 feet; thence North 88°21'59" West 178.97 feet; thence North 79°16'57" West 93.40 feet; thence North 73°05'45" West 194.46 feet; thence North 69°52'31" West 96.11 feet; thence South 76°26'00" West 117.65 feet; thence North 34°25'35" East 145.54 feet; thence along the arc of a 75.00 foot radius curve to the right 86.82 feet (central angle =

66°19'36"), the chord of which bears North 30°34'57" West 82.05 feet; thence along the arc of a 200.00 foot radius curve to the left 112.30 feet (central angle = 32°10'13"), the chord of which bears North 13°30'16" West 110.83 feet; thence North 23°03'50" East 52.83 feet; thence along the arc of a 200.00 foot radius curve to the left 141.25 feet (central angle = 40°27'53"), the chord of which bears South 49°49'19" East 138.33 feet; thence along the arc of a 75.00 foot radius curve to the right 25.21 feet (central angle = 19°15'24"), the chord of which bears South 60°25'34" East 25.09 feet; thence North 53°39'00" East 94.25 feet; thence South 16° 25' 52" West 7.321 feet to the point of beginning. **(To be known as Friday's Station at Red Hawk Ranch Plat "B") (containing approx. 3.7980 acres ) (58:034:0223)**

**Parcel 3:** Commencing at the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°54'13" West 1449.09 feet; thence South 42°13'44" East 466.99 feet; thence along the arc of a 63.00 foot radius curve to the left 54.17 feet, the chord of which bears South 14°15'08" West 52.52 feet; thence along the arc of a 100.00 foot radius curve to the left 64.48 feet, the chord of which bears South 08°05'26" West 63.37 feet; thence South 26°33'42" West 50.07 feet; thence South 63°26'18" East 42.00 feet; thence North 26°33'42" East 5.48 feet; thence South 72°23'47" East 163.39 feet; thence South 21°53'04" West 72.50 feet; thence South 62°35'21" East 154.53 feet; thence South 21°02' 15" West 161.58 feet; thence South 09°30'48" West 240.80 feet; thence South 13°07'41" East 211.14 feet; thence South 26°12' 53" East 152.27 feet; thence South 08°54'44" East 165.11 feet; thence South 53°49'05" West 94.37 feet; thence along the arc of a 75.00 foot radius curve to the right 51.64 feet, the chord of which bears South 31°04'24" East 50.626 feet; thence along the arc of a 75.00 foot radius curve to the left 71.40 feet, the chord of which bears South 38°37'25" East 68.734 feet; thence South 65°53'52" East 205.89 feet; thence South 24°06'08" West 42.00 feet; thence North 65°53'52" West 220.95 feet; thence along the arc of a 75.00 foot radius curve to the left 59.66 feet, the chord of which bears North 88°41'05" West 58.099 feet; thence along the arc of a 75.00 foot radius curve to the right 62.47 feet, the chord of which bears North 87°36'32" West 60.68 feet; thence South 34°25'35" West 145.54 feet; thence North 71°45'15" West 104.12 feet; thence North 42°47'27" West 126.29 feet; thence North 61°51'44" West 193.54 feet; thence North 00°18'58" West 235.26 feet to the point of beginning. **(To be known as Horseshoe Station at Red Hawk Ranch Plat "B" ) (containing approx. 17.6238 acres)**  
(Part of 58-034-0166)

**Parcel 4:** Commencing North 00°54'13" West along the Section line 1466.45 feet from the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°05'47" East 1131.69 feet; thence North 00°14'17" East 1575.66 feet; thence North 89° 45' 43" East 312.03 feet; thence along the arc of a 296.00 foot radius curve to the right 298.34 feet, (chord bears North 21° 47' 35" East 285.87 feet); thence North 39° 19' 58" West 8.00 feet; thence along the arc of a 304.00 foot radius curve to the right 472.67 feet, (chord bears South 84° 47' 24" East 426.48 feet); thence along the arc of a 471.00 foot radius curve to the left 291.68 feet, (chord bears South 57° 59' 19" East 287.04 feet); thence along the arc of a 279.00 foot radius curve to the right 147.59 feet, (chord bears South 60° 34' 32" East 145.87 feet); thence South 45° 25' 17" East 31.72 feet; thence South 45° 11' 46" West 22.50 feet; thence along the arc of a 603.00 foot radius curve to the left 27.50 feet, (chord bears South 43° 53' 22" West 27.50 feet); thence North 45° 25' 17" West 31.80 feet; thence along the arc of a 229.00 radius curve to the left 121.14 feet, (chord bears North 60° 34' 32" West 119.73 feet); thence along the arc of a 521.00 foot radius curve to the right 322.65 feet, (chord bears North 57° 59' 19" West 317. 52 feet); thence along the arc of a 254.00 foot radius curve to the left 264.05 feet, (chord bears North 70° 01' 43" West 252.32 feet); thence South 51° 20' 25" East 342.64 feet; thence South 32° 25' 01" East 201.68 feet; thence South 41° 45' 41" West 631.39 feet; thence North 87° 35' 21" West 148.71 feet; thence South 12° 46' 01" West 214.72 feet; thence along the arc of a 979.00 foot radius curve to the left 85.77 feet, (chord bears South 10° 15' 25" West 85.74 feet); thence South 82° 15' 10" East 88.89 feet; thence South 12° 40' 46" East 252.13 feet; thence South 05° 59' 09" East 236.25 feet; thence South 10° 30' 31" West 224.84 feet; thence South 25° 07' 15" West 358.82 feet; thence South 71° 39' 13" West 441.34 feet; thence South 63° 36' 24" West 369.02 feet; thence South 45° 00' 00" West 111.70 feet; thence South 21° 02' 15" West 43.74 feet; thence

North 62° 35' 21" West 153.63 feet; thence North 21° 53' 04" East 72.50 feet; thence North 72° 23' 47" West 163.39 feet; thence South 26° 33' 42" West 5.48 feet; thence North 63° 26' 18" West 42.00 feet; thence North 26° 33' 42" East 50.07 feet; thence along the arc of a 100.00 foot radius curve to the left 64.48 feet, (chord bears North 08° 05' 26" East 63.37 feet); thence along the arc of a 63.00 foot radius curve to the right 54.17 feet, (chord bears North 14° 15' 08" East 52.52 feet); thence North 42° 13' 44" West 466.99 feet; thence North 00° 54' 13" West 17.36 feet to the point of beginning. **(To be known as Horseshoe Station at Red Hawk Ranch, Plat "A") (containing approx 40.3234 acres)** (part of 58:034:0194,1093,0120, 0167,0168,0169,0170)

**Parcel 5:** Beginning at a point which is North 395.94 feet and West 289.11 feet from the South quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 56° 56' 02" West 33.29 feet; thence along the arc of a 275.00 foot radius curve to the left 142.02 feet (central angle = 29° 35' 26"), the chord of which bears North 60° 24' 26" West 140.35 feet; thence along the arc of a 475.00 foot radius curve to the right 293.23 feet (central angle = 35° 22' 11"), the chord of which bears North 57° 31' 04" West 288.59 feet; thence along the arc of a 304.00 foot radius curve to the left 478.87 feet (central angle = 90° 15' 14"), the chord of which bears North 84° 57' 35" West 430.87 feet; thence South 39° 19' 58" East 8.00 feet; thence along the arc of a 296.00 foot radius curve to the left 294.338 feet ( central angle =29° 35' 23" ), the chord of which bears South 21° 24' 28" West 282.36 feet; thence South 89° 45' 43" West 312.03 feet; thence North 00° 14' 17" East 820.09 feet; thence North 89° 14' 02" East 309.94 feet; thence along the arc of a 5804.70 foot radius curve to the left 939.317 feet (central angle = 09° 16' 18"), the chord of which bears North 84° 35' 53" East 938.29 feet; thence South 09° 09' 44" East 588.87 feet; thence along the arc of a 397.00 foot radius curve to the right 371.44 feet (central angle = 53° 36' 26"), the chord of which bears South 17° 38' 29" West 358.04 feet to the point of beginning. **(To Be known as Prairie Gate Business Park West) (containing approx. 20.9677 acres )**

**Parcel 6:** Beginning at a point which is East 7816.83 feet and North 658.00 feet from the Southwest corner of Section 18, Township 5 south, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 603.00 foot radius curve to the left 190.00 feet (Curve has a central angle of 18° 03' 12" and as chord bearing North 00° 08' 08" West 189.22 feet); thence North 09° 09' 44" West 595.593 feet ; thence North 78° 14' 03" East 1051.667 feet; thence South 41° 37' 21" West 867.00 feet; thence South 46° 12' 47" West 271.90 feet; thence south 43° 47' 13" East 50.00 feet; thence South 46° 12' 47" West 186.44 feet; thence North 81° 06' 32" West 62.87 feet to the point of beginning. **(Known as Prairie Gate Business Park East) (containing approx 9.849 acres)**

**Parcel 7:** Beginning at a point which is North 89°00'02" West along Section line 116.29 feet and North 1162.85 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 84°49'30" West 107.39 feet; thence North 44°45'20" West 904.84 feet to the South right of way line of State Road 73: thence North 78°14'03" East along said South right of way line 826.79 feet; thence South 00°15'56" West along said road right of way 536.99 feet; thence along the arc of a 265.00 foot radius curve to the right 134.17 feet (chord bears South 14°46'13" West for 132.74 feet through a central angle of 29°00'33"); thence along the arc of a 235.00 foot radius curve to the left 141.29 feet (chord bears South 12°03'02" West for 139.17 feet through a central angle of 34°26'55") to the point of beginning. **(Known as Golf Course Entrance Triangle ) (Containing approx. 8.544 acres)**

(Part of 58:033:0131)

**Parcel 8:** Commencing at a point North 89° 03' 59" West 274.34 feet and South 114.99 feet from the North quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence 229.04 feet along the arc of a 162.45 foot radius curve to the left (chord bearing North 85°15'55" East 210.54 feet); thence North 44°52'22" East 17.55 feet; thence North 40°00'07" East 289.18 feet; thence North 44°39'27" East 778.45 feet; thence North 28°22'45" East 546.59

feet; thence North 77°19'29" East 644.670 feet; thence South 79°34'17" East 256.92 feet; thence South 21°46'01" West 127.49 feet; thence 180.61 feet along the arc of a 525.000 foot radius curve to the right (chord bearing South 69°42'58" East 179.72 feet); thence South 59°51'38" East 339.63 feet; thence South 30°08'22" West 50.00 feet; thence North 59°51'38" West 339.63 feet; thence 163.41 feet along the arc of a 475.00 foot radius curve to the left (chord bearing North 69°42'58" West 162.60 feet); thence North 79°34'17" West 105.98 feet; thence South 05°35'17" West 94.78 feet; thence South 85°49'44" West 75.66 feet; thence South 52°24'47" West 344.38 feet; thence South 21°10'22" West 278.06 feet; thence North 30°24'25" West 108.77 feet; thence South 59°35'35" West 101.61 feet; thence 272.05 feet along the arc of 275.00 foot radius curve to the left (chord bearing South 31°15'09" West 261.09 feet); thence South 02°54'43" West 88.97 feet; thence 139.96 feet along the arc of 270.00 foot radius curve to the right (chord bearing South 17°45'42" West 138.39 feet); thence 22.22 feet along the arc of 15.00 foot radius curve to the left (chord bearing South 09°49'37" East 20.24 feet); thence South 52°15'54" East 134.81 feet; thence South 37°44'06" West 60.00 feet; thence South 53°43'16" West 770.57 feet; thence South 43°01'03" West 572.02 feet; thence 620.00 feet along the arc of a 2103.00 foot radius curve to the left (chord bearing North 14°48'24" West 617.76 feet); thence North 23°15'09" West 75.23 feet; thence 100.00 feet along the arc of a 397.00 foot radius curve to the right (chord bearing North 16°02'11" West 99.74 feet) to the point of beginning. **(Mt. Airey at Red Hawk Ranch R1-N26,27 Subdivision Plat "A") (Containing approx. 30.64 acres)**

Also

LESS AND EXCEPTING Any portion lying within Mt. Airey Drive.

**Parcel 9:** Beginning at a point which is North 0° 15' 56" East along the Section line 639.10 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 68° 37' 56" West 37.59 feet; thence along the arc of a non-tangent 15.00 foot radius curve to the left 20.79 feet (Delta: 79° 24' 58", Chord: North 61° 04' 33" West 19.17 feet); thence South 79° 12' 58" West 22.52 feet; thence along the arc of a 230.00 foot radius curve to the right 124.47 feet (Delta: 31° 00' 22", Chord: North 85° 16' 51" West 122.95 feet); thence along the arc of a 220.00 foot radius curve to the left 138.17 feet (Delta: 35° 59' 04", Chord: North 87° 46' 12" West 135.91 feet); thence along the arc of a 255.00 foot radius curve to the right 86.69 feet (Delta: 19° 28' 42", Chord: South 83° 58' 36" West 86.27 feet); thence South 95.36 feet; thence North 76° 48' 47" West 164.33 feet; thence South 50° 11' 40" West 54.00 feet; thence South 27° 41' 32" West 86.59 feet; thence North 39° 48' 20" West 158.61 feet; thence south 47° 04' 17" West 12.75 feet; thence North 39° 48' 20" West 185.69 feet; thence North 50° 02' 57" East 120.00 feet; thence North 39° 48' 20" West 57.09 feet; thence North 12° 10' 42" West 72.37 feet; thence North 47° 32' 33" West 69.67 feet; thence North 88° 04' 05" West 122.24 feet; thence South 74° 04' 19" West 14.64 feet; thence North 05° 35' 17" East 207.35 feet; thence south 79° 34' 17" East 105.98 feet; thence along the arc of a 475.00 foot radius curve to the right 163.41 feet (Delta: 19° 42' 39", Chord: South 69° 42' 58" East 162.60 feet); thence South 59° 51' 38" East 339.63 feet; thence along the arc of a 55.00 foot radius curve to the right 41.61 feet (Delta: 43° 20' 30", Chord: South 38° 11' 23" East 40.62 feet); thence along the arc of a 55.00 foot radius curve to the left 83.21 feet (Delta: 86° 41' 00", Chord: South 59° 51' 38" East 75.50 feet); thence along the arc of a 55.00 foot radius curve to the right 41.61 feet (Delta: 43° 20' 30", Chord: South 81° 31' 53" East 40.62 feet); thence South 59° 51' 38" East 7.36 feet; thence along the arc of a 200.00 foot radius curve to the left 310.91 feet (Delta: 89° 04' 06", Chord: North 75° 36' 19" East 280.53 feet); thence along the arc of a non-tangent 15.00 foot radius curve to the left 21.43 feet (Delta: 81° 51' 41", Chord: South 09° 51' 35" East 19.65 feet); thence South 50° 47' 25" East 5.80 feet; thence along the arc of a 170.00 foot radius curve to the right 86.79 feet (Delta: 29° 15' 08", Chord: South 36° 09' 51" East 85.85 feet); thence South 00° 15' 56" West along the section line 181.39 feet to the point of beginning. **(Parcel South of Mt. Airey Drive of Mt. Airey at Red Hawk Ranch Subdivision Plat "B")**

Also: Beginning at a point which is North 0° 15' 56" East along the Section line 985.64 feet and West 476.95 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 59° 51' 38" West 300.20 feet; thence along the arc of a 525.00 foot radius curve to the left 180.61 feet (Delta: 19° 42' 39", Chord: North 69° 42' 58" West

179.72 feet); thence North 21° 46' 01" East 112.19 feet; thence South 57° 37' 04" East 133.71 feet; thence South 59° 51' 38" East 360.00 feet; thence South 30° 08' 22" West 75.00 feet to the point of beginning. **(Parcel North of Mt. Airey Drive of Mt. Airey at Red Hawk Ranch Subdivision Plat "B")**

(58:033:0127 and 58:033:0130)

**Parcel 10:** Beginning at a point which is West 1671.58 feet and North 83.89 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence South 37° 44' 06" West 60.00 feet; thence North 52° 15' 54" West 34.69 feet; thence North 37° 44' 06" East 60.00 feet; thence North 52° 15' 54" West 119.21 feet; thence along the arc of a 15.00 foot radius curve to the right 22.22 feet (curve has a central angle of 84° 52' 34" and a chord bearing North 9° 49' 37" West 20.24 feet); thence along the arc of a 270.00 foot radius curve to the left 139.96 feet (curve has a central angle of 29° 41' 58" and a chord bearing North 17° 45' 42" East 138.39 feet); thence North 2° 54' 43" East 88.97 feet; thence along the arc of a 275.00 foot radius curve to the right 272.05 feet (curve has a central angle of 54° 40' 52" and a chord bearing North 31° 15' 09" East 261.09 feet; thence North 59° 35' 35" East 101.61 feet; thence South 30° 24' 25" East 164.51 feet; thence South 30° 21' 16" West 273.73 feet; thence South 21° 10' 22" West 248.07 feet to the point of beginning. **(To be known as Mt. Airey at Red Hawk Ranch Plat "C") (containing approx 2.42 acres)**

(58:033:0132)

**Parcel 11:** Beginning at a point which is North 646.63 feet and East 1148.73 feet from the South quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 59° 35' 35" East 35.48 feet; thence along the arc of a 175.00 foot radius curve to the left through a central angle of 56° 41' 50" for 173.17 feet (chord bears North 31° 14' 40" East 166.19 feet); thence along the arc of a 350.00 foot radius curve to the right through a central angle of 74° 25' 44" for 454.66 feet (chord bears North 40° 06' 37" East 423.36 feet); thence along the arc of 175.00 foot radius curve to the right through a central angle of 23° 06' 14" for 70.57 feet (chord bears North 88° 52' 36" East 70.09 feet); thence South 79° 34' 17" East 54.34 feet; thence South 05° 35' 17" West 207.35 feet; thence South 74° 04' 19" West 87.68 feet; thence South 46° 08' 11" West 134.41 feet; thence South 37° 52' 13" West 372.04 feet; thence North 30° 24' 25" West 164.51 feet to the point of beginning. **( Mt. Airey Plat "A" AMENDED) (Containing approx 2.9871 acres)**

**Parcel 12:** Commencing at a point which is South 60° 20' 02" East 245.62 feet from the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 09' 24" East 1898.89 feet; thence North 00° 10' 38" West 1644.17 feet; thence North 89° 49' 22" East 28.00 feet; thence along the arc of a 2075.00 foot radius curve 452.37 feet (Delta = 12° 29' 28"), chord = North 06° 04' 05" East 451.47 feet; thence North 77° 41' 10" West 28.00 feet; thence along the arc of 2103.00 foot radius curve 376.17 feet (Delta = 10° 14' 56"), chord = North 17° 26' 17" East 375.67 feet; thence North 22° 33' 45" East 73.00 feet; thence South 67° 26' 15" East 28.00 feet; thence North 22° 33' 45" East 670.00 feet; thence North 67° 26' 15" West 28.00 feet; thence North 22° 33' 45" East 256.69 feet; thence along the arc of 1897.00 foot radius curve 1516.89 feet (Delta = 45° 48' 55"), chord = North 00° 20' 42" West 1476.80 feet; thence North 23° 15' 09" West 75.23 feet; thence along the arc of 603.00 foot radius curve 300.38 feet (Delta = 28° 32' 28"), chord = North 08° 58' 55" West 297.28 feet; thence South 89° 42' 41" East 43.00 feet; thence along the arc of 560.00 foot radius curve 297.18 feet (Delta = 30° 24' 21"), chord = North 20° 29' 29" East 293.71 feet; thence North 54° 18' 21" West 43.00 feet; thence along the arc of 603.00 foot radius curve 100.00 feet (Delta = 09° 30' 06"), chord = North 40° 26' 42" East 99.89 feet; thence North 45° 11' 46" East 19.94 feet; thence along the arc of 397.00 foot radius curve 376.65 feet (Delta = 54° 21' 30"), chord = North 18° 01' 00" East 362.68 feet; thence North 09° 09' 44" West 588.87 feet; thence along the arc of 5804.70 foot radius curve 175.09 feet (Delta = 01° 43' 42"), chord = North 79° 05' 53" East 175.08 feet; thence North 78° 14' 03" East 31.03 feet; thence South 09° 09' 44" East 595.59 feet; thence along the arc of 603.00 foot radius



curve 190.00 feet (Delta = 18° 03' 12"), chord = South 00° 08' 08" East 189.22 feet; thence North 81° 06' 32" West 43.00 feet; thence along the arc of 560.00 foot radius curve 354.84 feet (Delta = 36° 18' 18"), chord = South 27° 02' 36" West 348.93 feet; thence South 45° 11' 46" West 19.94 feet; thence along the arc of 440.00 foot radius curve 414.82 feet (Delta = 54° 00' 59"), chord = South 18° 11' 16" West 399.62 feet; thence North 81° 10' 47" East 43.00 feet; thence along the arc of 397.00 foot radius curve 100.00 feet (Delta = 14° 25' 56"), chord = South 16° 02' 11" East 99.74 feet; thence South 23° 15' 09" East 75.23 feet; thence along the arc of 2103.00 foot radius curve 620.00 feet (Delta = 16° 53' 30"), chord = South 14° 48' 24" East 617.76 feet; thence South 83° 38' 21" West 28.00 feet; thence along the arc of 2075.00 foot radius curve 973.48 feet (Delta = 26° 52' 48"), chord = South 07° 04' 45" West 964.57 feet; thence South 69° 28' 51" East 28.00 feet; thence along the arc of 2103.00 foot radius curve 75.00 feet (Delta = 02° 02' 36"), chord = South 21° 32' 27" West 75.00 feet; thence South 22° 33' 45" West 256.69 feet; thence North 67° 26' 15" West 28.00 feet; thence South 22° 33' 45" West 743.00 feet; thence along the arc of 1925.00 foot radius curve 246.47 feet (Delta = 07° 20' 10"), chord = South 18° 53' 40" West 246.31 feet; thence South 74° 46' 25" East 28.00 feet; thence along the arc of 1897.00 foot radius curve 320.00 feet (Delta = 09° 58' 02"), chord = South 10° 14' 34" West 329.58 feet; thence North 84° 44' 26" West 28.00 feet; thence along the arc of 1925.00 foot radius curve 182.66 feet (Delta = 05° 26' 12"), chord = South 02° 32' 27" West 182.59 feet; thence South 00° 10' 38" East 370.00 feet; thence North 89° 49' 22" East 28.00 feet; thence South 00° 10' 38" East 1277.84 feet; thence South 89° 09' 24" East 2502.99 feet; thence South 00° 50' 36" West 206.00 feet; thence North 89° 09' 24" West 4607.91 feet; thence along the arc of 347.00 foot radius curve 437.09 feet (Delta = 72° 10' 16"), chord = South 54° 45' 28" West 408.76 feet; thence South 18° 40' 20" West 1542.16 feet; thence along the arc of 528.00 foot radius curve 176.22 feet (Delta = 19° 07' 20"), chord = South 28° 13' 59" West 175.40 feet; thence North 70° 49' 44" East 226.03 feet; thence along the arc of 322.00 foot radius curve 180.27 feet (Delta = 32° 04' 33"), chord = North 34° 42' 36" East 177.92 feet; thence North 18° 40' 20" East 1542.16 feet; thence along the arc of 553.00 foot radius curve 696.57 feet (Delta = 72° 10' 16"), chord = North 54° 45' 28" East 651.43 feet to the point of beginning. **(To be known as The Ranches Parkway and Pony Express Parkway)**  
**(Containing approximately 61.3289 acres of which 19.20682 acres affects this property)**

**Parcel 13:** Beginning at a point located North 89°00'02" West along a Section line 68.35 feet and North 72.76 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 141.42 feet; thence West 141.42 feet; thence North 141.42 feet; thence East 141.42 feet to the point of beginning.  
**(Well No. 2 at the Ranches)**

66  
9

WHEN RECORDED RETURN TO:

Blain H. Johnson, Esq.  
ERT Development Corporation  
175 S. West Temple, Suite 700  
Salt lake City, Utah 84101

CTC #11814

ENT 145185:2002 PG 1 of 9  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2002 Nov 29 2:41 pm FEE 66.00 BY BLS  
RECORDED FOR CENTURY TITLE

**WARRANTY DEED  
IN LIEU OF FORECLOSURE**

**FOR VALUABLE CONSIDERATION**, the receipt and legal sufficiency of which are hereby acknowledged, THE RANCHES, L.C., a Utah limited liability company ("GRANTOR"), CONVEYS AND WARRANTS to EAGLE MOUNTAIN HOLDINGS, L.L.C., a Minnesota limited liability company ("GRANTEE"), the real property in the County of Utah, State of Utah, described as:

See legal description attached hereto as EXHIBIT "A".

THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR HAVING SOLD SAID REAL PROPERTY TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION IN ADDITION TO THAT ABOVE RECITED, BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE AMENDED AND RESTATED SUBDIVISION PROPERTY DEED OF TRUST AND SECURITY AGREEMENT EXECUTED BY GRANTOR, AS TRUSTOR, TO MICHAEL W. HOMER, AS TRUSTEE, RECORDED Nov. 26, 2002, AS ENTRY NO. 143531: 2002 OF OFFICIAL RECORDS OF UTAH COUNTY, STATE OF UTAH.

GRANTOR DECLARES THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OTHER THAN THIS DEED, BETWEEN GRANTORS AND GRANTEES WITH RESPECT TO SAID REAL PROPERTY.

Dated this 26 day of November, 2002.

GRANTOR:

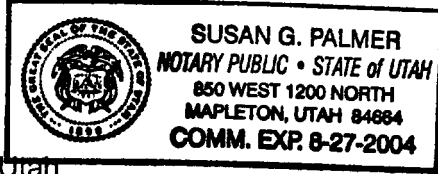
THE RANCHES, L.C., a Utah limited liability company

By: 

Title: Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 26 day of November, 2002, by Scott F. Kirkland, who is the manager of THE RANCHES, L.C., a Utah limited liability company.



Susan Palmer  
NOTARY PUBLIC  
Residing at Utah County,

Utah

My Commission Expires:

8/27/04

## Exhibit "A"

PARCEL 1: Beginning at the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°12'55" West 2349.40 feet along section line; thence North 89°49'28" West 868.88 feet; thence North 33°58'16" East 55.12 feet; thence South 74°33'32" West 515.00 feet; thence North 86°01'59" West 843.18 feet; thence North 67°48'20" West 120.72 feet; thence North 64°16'52" West 50.00 feet; thence South 86°24'16" West 47.43 feet; thence South 80°12'56" West 152.07 feet; thence South 56°11'34" West 372.81 feet; thence South 31°27'15" West 434.84 feet; thence South 88°33'30" West 34.59 feet; thence along the arc of a 268.00 foot radius curve to the left 116.49 feet (central angle = 24°54'15"), the chord of which bears South 76°06'23" West 115.57 feet; thence along the arc of a 187.00 foot radius curve to the right 139.11 feet (central angle = 42°37'22"), the chord of which bears South 84°57'57" West 135.93 feet; thence South 58°14'23" West 217.04 feet; thence along the arc of a 2075.00 foot radius curve to the left 452.37 feet (central angle = 12°29'28"), the chord of which bears South 06°04'06" West 451.47 feet; thence South 89°49'22" West 28.00 feet; thence South 88°05'59" West 133.60 feet; thence South 70°48'26" West 123.25 feet; thence South 83°05'15" West 106.67 feet; thence North 88°39'33" West 165.27 feet; thence North 81°37'05" West 111.47 feet; thence North 73°54'04" West 169.07 feet; thence North 65°21'05" West 160.98 feet; thence North 55°39'00" West 225.11 feet; thence North 43°25'05" West 155.96 feet; thence South 76°29'32" West 170.36 feet; thence North 17°53'28" East 57.04 feet; thence North 62°28'28" West 155.40 feet; thence North 94.19 feet; thence East 81.99 feet; thence North 42°47'27" West 126.29 feet; thence North 61°51'44" West 193.54 feet; thence North 00°18'58" West 235.26 feet along section line to the West quarter corner of Section 20 of said section; thence North 00°54'13" West 1466.45 feet along section line; thence North 89°05'47" East 1131.69 feet; thence North 00°14'17" East 2395.75 feet to the Southerly right of way of Highway 73; thence North 89°14'02" East 309.94 feet along said right of way; thence along the arc of a 5804.70 foot radius curve to the left 1114.39 feet (central angle = 10°59'59"), the chord of which bears North 83°44'03" East 1112.68 feet along said right of way; thence North 78°14'03" East 2847.09 feet along said right of way to section line; thence South 00°15'56" West 658.86 feet along section line; thence South 89°00'48" East 800.00 feet; thence South 00°15'56" West 1100.00 feet; thence North 89°00'48" West 800.00 feet to section line; thence South 00°15'56" West 220.00 feet along section line to the point of beginning.

PARCEL 2: Beginning at a point which is North 89°02'40" West 779.48 feet and North 1399.34 feet from the South quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°10'38" West 370.00 feet; thence along the arc of a 1925.00 foot radius curve to the right 182.66 feet (central angle = 05°26'12" ), the chord of which bears North 02°32'28" East 182.59 feet; thence South 84°44'26" East 28.00 feet; thence along the arc of an 1897.00 foot radius curve to the right 327.30 feet (central angle = 09°53'08"), the chord of which bears North 10°12'08" East 326.90 feet; thence North 86°18'25" East 49.24 feet; thence along the arc of a 240.00 foot radius curve to the left 93.33 feet (central angle = 22°16'52"), the chord of which bears North 75°09'59" East 92.74 feet; thence along the arc of a 220.00 foot radius curve to the right 137.00 feet (central angle = 35°40'49"), the chord of which bears North 81°51'57" East 134.80 feet; thence South 80°17'38" East 7.99 feet; thence South 09°42'22" West 14.00 feet; thence South 10°23'49" East 87.37 feet; thence South 19°56'45" East 68.59 feet; thence South 03°54'34" West 53.00 feet; thence South 22°59'25" West 771.32 feet; thence South 89°49'22" West 28.86 feet; thence North 79°58'24" West 48.66 feet; thence North 00°10'38" West 2.64 feet; thence South 89°49'22" West 28.00 feet to the point of beginning.

PARCEL 3: Beginning at the North quarter corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running; thence South 89°06'47" East 2426.16 feet to the Northeast corner of Section 18, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 211.33 feet; thence East 207.27 feet; thence South 00°13'53" West 540.97 feet; thence North 85°59'33" West 694.81 feet; thence South 04°00'27" West 206.30 feet; thence North 85°59'33" West 422.20 feet; thence South 00°19'26" East 50.14 feet; thence South 30°48'10" East 126.32 feet; thence South 57°26'23" West 309.12 feet; thence 55.20 feet along the arc of a 650.00 foot radius curve to the left (chord bears South 34°59'35" East 55.18 feet); thence South 37°25'33" East 146.82 feet; thence 124.57 feet along the arc of a 600.00 foot radius curve to the right (chord bears South 31°28'42" East 124.34 feet); thence South 64°28'09" West 243.37 feet; thence South 60°31'18" West 482.15 feet; thence South 85°17'35" West 275.51 feet; thence 40.65 feet along the arc of a 950.00 foot radius curve to the right (chord bears North 03°28'52"

West 40.64 feet); thence South 87°44'40" West 289.71 feet; thence South 89°12'35" West 20.00 feet; thence North 89°33'12" West 281.00 feet; thence North 00°26'48" East 1844.17 feet to the point of beginning.

PARCEL 4: Beginning at the Northwest corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°43'21" East 1135.80 feet; thence South 43°14'11" East 1607.06 feet; thence South 89°32'16" East 327.98 feet; thence South 224.86 feet; thence South 50°07'02" West 1062.39 feet; thence West 261.25 feet; thence South 70°19'16" West 265.99 feet; thence South 83°32'28" West 357.08 feet; thence South 06°27'32" East 246.13 feet to the Northerly right of way of Pony Express Parkway; thence along the arc of an 803.00 foot radius curve to the left 526.18 feet along said Parkway (central angle = 37°32'40"), the chord of which bears South 64°46'09" West 516.82 feet; thence North 55°15'00" West 574.18 feet; thence North 04°14'45" East 395.65 feet; thence North 07°09'30" West 335.25 feet; thence North 26°58'31" West 224.92 feet; thence North 09°43'06" West 478.75 feet; thence North 20°02'20" West 400.00 feet; thence North 22°05'50" East 377.38 feet; thence North 20°02'20" West 246.26 feet; thence South 89°15'07" East 303.58 feet to the point of beginning.

### Less and excepting the following parcels

**Parcel 1:** Commencing at a point which is South 00° 18' 58" East 387.52 feet along section line and East 774.34 feet from the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence 170.01 feet along the arc of a 229.00 foot radius curve to the left, (chord bears South 87° 09' 59" East 166.14 feet); thence North 71° 33' 54" East 86.38 feet; thence 27.39 feet along the arc of a 171 foot radius curve to the left, (chord bears North 76° 09' 16" East 27.36 feet); thence 39.46 feet along the arc of a 50 foot radius curve to the left, (chord bears North 58° 08' 13" East 38.44 feet); thence 106.10 feet along the arc of a 50 foot radius curve to the right, (chord bears South 83° 40' 43" East 87.28 feet); thence North 13° 15' 31" East 79.11 feet; thence North 71° 07' 43" East 654.29 feet; thence South 67° 26' 15" East 60.00 feet; thence South 22° 33' 45" West 18.82 feet; thence 376.17 feet along the arc of a 2103.00 foot radius curve to the left, (chord bears South 17° 26' 17" West 375.67 feet; thence North 71° 40' 37" West 78.04 feet; thence North 85° 19' 33" West 53.10 feet; thence South 73° 16' 39" West 349.92 feet; thence South 84° 24' 32" West 79.94 feet; thence North 72° 59' 52" West 133.25 feet; thence South 81° 14' 27" West 60.91 feet; thence North 9° 20' 06" West 91.37 feet; thence South 71° 33' 54" West 45.71 feet; thence 201.19 feet along the arc of a 271.00 foot radius curve to the right, (chord bears North 87° 09' 59" West 196.61 feet; thence North 24° 06' 08" East 42.00 feet to the point of beginning. **(Known as Lots 1 - 23, Plat "A", FRIDAY'S STATION AT RED HAWK RANCH SUBDIVISION) (containing approx 5.3224 acres)**  
**(39:135:0001- 0023)**

**Parcel 2:** Beginning at a point which is East 593.61 feet and South 157.68 feet from the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 35° 00' 58" East 86.34 feet; thence South 69°30'15" East 130.77 feet; thence East 422.82 feet; thence South 13°15'31" West 79.11 feet; thence along the arc of a 50.00 foot radius curve to the left 106.10 feet (central angle = 121°34'56"), the chord of which bears North 83°40'43" West 87.28 feet; thence along the arc of a 50.00 foot radius curve to the right (central angle = 45°12'48"), the chord of which bears South 58°08'13" West 38.44 feet; thence along the arc of a 171.00 foot radius curve to the left 27.39 feet (central angle = 09°10'43"), the chord of which bears South 76°09'16" West 27.36 feet; thence South 71°33'54" West 86.38 feet; thence along the arc of a 229.00 foot radius curve to the right 170.01 feet (central angle = 42°32'14"), the chord of which bears North 87°09'59" West 166.135 feet; thence South 24°06'08" West 42.00 feet; thence along the arc of a 271.00 foot radius curve to the left 201.19 feet (central angle = 42°32'14"), the chord of which bears South 87°09'59" East 196.61 feet; thence North 71°33'54" East 45.71 feet; thence South 09°20'06" East 118.72 feet; thence North 88°21'59" West 178.97 feet; thence North 79°16'57" West 93.40 feet; thence North 73°05'45" West 194.46 feet; thence North 69°52'31" West 96.11 feet; thence South 76°26'00" West 117.65 feet; thence North 34°25'35" East 145.54 feet; thence along the arc of a 75.00 foot radius curve to the right 86.82 feet (central angle =

66°19'36"), the chord of which bears North 30°34'57" West 82.05 feet; thence along the arc of a 200.00 foot radius curve to the left 112.30 feet (central angle = 32°10'13"), the chord of which bears North 13°30'16" West 110.83 feet; thence North 23°03'50" East 52.83 feet; thence along the arc of a 200.00 foot radius curve to the left 141.25 feet (central angle = 40°27'53"), the chord of which bears South 49°49'19" East 138.33 feet; thence along the arc of a 75.00 foot radius curve to the right 25.21 feet (central angle = 19°15'24"), the chord of which bears South 60°25'34" East 25.09 feet; thence North 53°39'00" East 94.25 feet; thence South 16° 25' 52" West 7.321 feet to the point of beginning. **(To be known as Friday's Station at Red Hawk Ranch Plat "B") (containing approx. 3.7980 acres ) (58:034:0223)**

**Parcel 3:** Commencing at the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°54'13" West 1449.09 feet; thence South 42°13'44" East 466.99 feet; thence along the arc of a 63.00 foot radius curve to the left 54.17 feet, the chord of which bears South 14°15'08" West 52.52 feet; thence along the arc of a 100.00 foot radius curve to the left 64.48 feet, the chord of which bears South 08°05'26" West 63.37 feet; thence South 26°33'42" West 50.07 feet; thence South 63°26'18" East 42.00 feet; thence North 26°33'42" East 5.48 feet; thence South 72°23'47" East 163.39 feet; thence South 21°53'04" West 72.50 feet; thence South 62°35'21" East 154.53 feet; thence South 21°02' 15" West 161.58 feet; thence South 09°30'48" West 240.80 feet; thence South 13°07'41" East 211.14 feet; thence South 26°12' 53" East 152.27 feet; thence South 08°54'44" East 165.11 feet; thence South 53°49'05" West 94.37 feet; thence along the arc of a 75.00 foot radius curve to the right 51.64 feet, the chord of which bears South 31°04'24" East 50.626 feet; thence along the arc of a 75.00 foot radius curve to the left 71.40 feet, the chord of which bears South 38°37'25" East 68.734 feet; thence South 65°53'52" East 205.89 feet; thence South 24°06'08" West 42.00 feet; thence North 65°53'52" West 220.95 feet; thence along the arc of a 75.00 foot radius curve to the left 59.66 feet, the chord of which bears North 88°41'05" West 58.099 feet; thence along the arc of a 75.00 foot radius curve to the right 62.47 feet, the chord of which bears North 87°36'32" West 60.68 feet; thence South 34°25'35" West 145.54 feet; thence North 71°45'15" West 104.12 feet; thence North 42°47'27" West 126.29 feet; thence North 61°51'44" West 193.54 feet; thence North 00°18'58" West 235.26 feet to the point of beginning. **(To be known as Horseshoe Station at Red Hawk Ranch Plat "B" ) (containing approx. 17.6238 acres)**  
(Part of 58-034-0166)

**Parcel 4:** Commencing North 00°54'13" West along the Section line 1466.45 feet from the West quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°05'47" East 1131.69 feet; thence North 00°14'17" East 1575.66 feet; thence North 89° 45' 43" East 312.03 feet; thence along the arc of a 296.00 foot radius curve to the right 298.34 feet, (chord bears North 21° 47' 35" East 285.87 feet); thence North 39° 19' 58" West 8.00 feet; thence along the arc of a 304.00 foot radius curve to the right 472.67 feet, (chord bears South 84° 47' 24" East 426.48 feet); thence along the arc of a 471.00 foot radius curve to the left 291.68 feet, (chord bears South 57° 59' 19" East 287.04 feet); thence along the arc of a 279.00 foot radius curve to the right 147.59 feet, (chord bears South 60° 34' 32" East 145.87 feet); thence South 45° 25' 17" East 31.72 feet; thence South 45° 11' 46" West 22.50 feet; thence along the arc of a 603.00 foot radius curve to the left 27.50 feet, (chord bears South 43° 53' 22" West 27.50 feet); thence North 45° 25' 17" West 31.80 feet; thence along the arc of a 229.00 radius curve to the left 121.14 feet, (chord bears North 60° 34' 32" West 119.73 feet); thence along the arc of a 521.00 foot radius curve to the right 322.65 feet, (chord bears North 57° 59' 19" West 317. 52 feet); thence along the arc of a 254.00 foot radius curve to the left 264.05 feet, (chord bears North 70° 01' 43" West 252.32 feet); thence South 51° 20' 25" East 342.64 feet; thence South 32° 25' 01" East 201.68 feet; thence South 41° 45' 41" West 631.39 feet; thence North 87° 35' 21" West 148.71 feet; thence South 12° 46' 01" West 214.72 feet; thence along the arc of a 979.00 foot radius curve to the left 85.77 feet, (chord bears South 10° 15' 25" West 85.74 feet); thence South 82° 15' 10" East 88.89 feet; thence South 12° 40' 46" East 252.13 feet; thence South 05° 59' 09" East 236.25 feet; thence South 10° 30' 31" West 224.84 feet; thence South 25° 07' 15" West 358.82 feet; thence South 71° 39' 13" West 441.34 feet; thence South 63° 36' 24" West 369.02 feet; thence South 45° 00' 00" West 111.70 feet; thence South 21° 02' 15" West 43.74 feet; thence

North 62° 35' 21" West 153.63 feet; thence North 21° 53' 04" East 72.50 feet; thence North 72° 23' 47" West 163.39 feet; thence South 26° 33' 42" West 5.48 feet; thence North 63° 26' 18" West 42.00 feet; thence North 26° 33' 42" East 50.07 feet; thence along the arc of a 100.00 foot radius curve to the left 64.48 feet, (chord bears North 08° 05' 26" East 63.37 feet); thence along the arc of a 63.00 foot radius curve to the right 54.17 feet, (chord bears North 14° 15' 08" East 52.52 feet); thence North 42° 13' 44" West 466.99 feet; thence North 00° 54' 13" West 17.36 feet to the point of beginning. **(To be known as Horseshoe Station at Red Hawk Ranch, Plat "A") (containing approx 40.3234 acres)** (part of 58:034:0194,1093,0120, 0167,0168,0169,0170)

**Parcel 5:** Beginning at a point which is North 395.94 feet and West 289.11 feet from the South quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 56° 56' 02" West 33.29 feet; thence along the arc of a 275.00 foot radius curve to the left 142.02 feet (central angle = 29° 35' 26"), the chord of which bears North 60° 24' 26" West 140.35 feet; thence along the arc of a 475.00 foot radius curve to the right 293.23 feet (central angle = 35° 22' 11"), the chord of which bears North 57° 31' 04" West 288.59 feet; thence along the arc of a 304.00 foot radius curve to the left 478.87 feet (central angle = 90° 15' 14"), the chord of which bears North 84° 57' 35" West 430.87 feet; thence South 39° 19' 58" East 8.00 feet; thence along the arc of a 296.00 foot radius curve to the left 294.338 feet ( central angle =29° 35' 23" ), the chord of which bears South 21° 24' 28" West 282.36 feet; thence South 89° 45' 43" West 312.03 feet; thence North 00° 14' 17" East 820.09 feet; thence North 89° 14' 02" East 309.94 feet; thence along the arc of a 5804.70 foot radius curve to the left 939.317 feet (central angle = 09° 16' 18"), the chord of which bears North 84° 35' 53" East 938.29 feet; thence South 09° 09' 44" East 588.87 feet; thence along the arc of a 397.00 foot radius curve to the right 371.44 feet (central angle = 53° 36' 26"), the chord of which bears South 17° 38' 29" West 358.04 feet to the point of beginning. **(To Be known as Prairie Gate Business Park West) (containing approx. 20.9677 acres )**

**Parcel 6:** Beginning at a point which is East 7816.83 feet and North 658.00 feet from the Southwest corner of Section 18, Township 5 south, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 603.00 foot radius curve to the left 190.00 feet (Curve has a central angle of 18° 03' 12" and as chord bearing North 00° 08' 08" West 189.22 feet); thence North 09° 09' 44" West 595.593 feet ; thence North 78° 14' 03" East 1051.667 feet; thence South 41° 37' 21" West 867.00 feet; thence South 46° 12' 47" West 271.90 feet; thence south 43° 47' 13" East 50.00 feet; thence South 46° 12' 47" West 186.44 feet; thence North 81° 06' 32" West 62.87 feet to the point of beginning. **(Known as Prairie Gate Business Park East) (containing approx 9.849 acres)**

**Parcel 7:** Beginning at a point which is North 89°00'02" West along Section line 116.29 feet and North 1162.85 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 84°49'30" West 107.39 feet; thence North 44°45'20" West 904.84 feet to the South right of way line of State Road 73; thence North 78°14'03" East along said South right of way line 826.79 feet; thence South 00°15'56" West along said road right of way 536.99 feet; thence along the arc of a 265.00 foot radius curve to the right 134.17 feet (chord bears South 14°46'13" West for 132.74 feet through a central angle of 29°00'33"); thence along the arc of a 235.00 foot radius curve to the left 141.29 feet (chord bears South 12°03'02" West for 139.17 feet through a central angle of 34°26'55") to the point of beginning. **(Known as Golf Course Entrance Triangle ) (Containing approx. 8.544 acres)**

(Part of 58:033:0131)

**Parcel 8:** Commencing at a point North 89° 03' 59" West 274.34 feet and South 114.99 feet from the North quarter corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence 229.04 feet along the arc of a 162.45 foot radius curve to the left (chord bearing North 85°15'55" East 210.54 feet); thence North 44°52'22" East 17.55 feet; thence North 40°00'07" East 289.18 feet; thence North 44°39'27" East 778.45 feet; thence North 28°22'45" East 546.59

feet; thence North 77°19'29" East 644.670 feet; thence South 79°34'17" East 256.92 feet; thence South 21°46'01" West 127.49 feet; thence 180.61 feet along the arc of a 525.000 foot radius curve to the right (chord bearing South 69°42'58" East 179.72 feet); thence South 59°51'38" East 339.63 feet; thence South 30°08'22" West 50.00 feet; thence North 59°51'38" West 339.63 feet; thence 163.41 feet along the arc of a 475.00 foot radius curve to the left (chord bearing North 69°42'58" West 162.60 feet); thence North 79°34'17" West 105.98 feet; thence South 05°35'17" West 94.78 feet; thence South 85°49'44" West 75.66 feet; thence South 52°24'47" West 344.38 feet; thence South 21°10'22" West 278.06 feet; thence North 30°24'25" West 108.77 feet; thence South 59°35'35" West 101.61 feet; thence 272.05 feet along the arc of 275.00 foot radius curve to the left (chord bearing South 31°15'09" West 261.09 feet); thence South 02°54'43" West 88.97 feet; thence 139.96 feet along the arc of 270.00 foot radius curve to the right (chord bearing South 17°45'42" West 138.39 feet); thence 22.22 feet along the arc of 15.00 foot radius curve to the left (chord bearing South 09°49'37" East 20.24 feet); thence South 52°15'54" East 134.81 feet; thence South 37°44'06" West 60.00 feet; thence South 53°43'16" West 770.57 feet; thence South 43°01'03" West 572.02 feet; thence 620.00 feet along the arc of a 2103.00 foot radius curve to the left (chord bearing North 14°48'24" West 617.76 feet); thence North 23°15'09" West 75.23 feet; thence 100.00 feet along the arc of a 397.00 foot radius curve to the right (chord bearing North 16°02'11" West 99.74 feet) to the point of beginning. **(Mt. Airey at Red Hawk Ranch R1-N26,27 Subdivision Plat "A") (Containing approx. 30.64 acres)**

Also

LESS AND EXCEPTING Any portion lying within Mt. Airey Drive.

**Parcel 9:** Beginning at a point which is North 0° 15' 56" East along the Section line 639.10 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 68° 37' 56" West 37.59 feet; thence along the arc of a non-tangent 15.00 foot radius curve to the left 20.79 feet (Delta: 79° 24' 58", Chord: North 61° 04' 33" West 19.17 feet); thence South 79° 12' 58" West 22.52 feet; thence along the arc of a 230.00 foot radius curve to the right 124.47 feet (Delta: 31° 00' 22", Chord: North 85° 16' 51" West 122.95 feet); thence along the arc of a 220.00 foot radius curve to the left 138.17 feet (Delta: 35° 59' 04", Chord: North 87° 46' 12" West 135.91 feet); thence along the arc of a 255.00 foot radius curve to the right 86.69 feet (Delta: 19° 28' 42", Chord: South 83° 58' 36" West 86.27 feet); thence South 95.36 feet; thence North 76° 48' 47" West 164.33 feet; thence South 50° 11' 40" West 54.00 feet; thence South 27° 41' 32" West 86.59 feet; thence North 39° 48' 20" West 158.61 feet; thence south 47° 04' 17" West 12.75 feet; thence North 39° 48' 20" West 185.69 feet; thence North 50° 02' 57" East 120.00 feet; thence North 39° 48' 20" West 57.09 feet; thence North 12° 10' 42" West 72.37 feet; thence North 47° 32' 33" West 69.67 feet; thence North 88° 04' 05" West 122.24 feet; thence South 74° 04' 19" West 14.64 feet; thence North 05° 35' 17" East 207.35 feet; thence south 79° 34' 17" East 105.98 feet; thence along the arc of a 475.00 foot radius curve to the right 163.41 feet (Delta: 19° 42' 39", Chord: South 69° 42' 58" East 162.60 feet); thence South 59° 51' 38" East 339.63 feet; thence along the arc of a 55.00 foot radius curve to the right 41.61 feet (Delta: 43° 20' 30", Chord: South 38° 11' 23" East 40.62 feet); thence along the arc of a 55.00 foot radius curve to the left 83.21 feet (Delta: 86° 41' 00", Chord: South 59° 51' 38" East 75.50 feet); thence along the arc of a 55.00 foot radius curve to the right 41.61 feet (Delta: 43° 20' 30", Chord: South 81° 31' 53" East 40.62 feet); thence South 59° 51' 38" East 7.36 feet; thence along the arc of a 200.00 foot radius curve to the left 310.91 feet (Delta: 89° 04' 06", Chord: North 75° 36' 19" East 280.53 feet); thence along the arc of a non-tangent 15.00 foot radius curve to the left 21.43 feet (Delta: 81° 51' 41", Chord: South 09° 51' 35" East 19.65 feet); thence South 50° 47' 25" East 5.80 feet; thence along the arc of a 170.00 foot radius curve to the right 86.79 feet (Delta: 29° 15' 08", Chord: South 36° 09' 51" East 85.85 feet); thence South 00° 15' 56" West along the section line 181.39 feet to the point of beginning. **(Parcel South of Mt. Airey Drive of Mt. Airey at Red Hawk Ranch Subdivision Plat "B")**

Also: Beginning at a point which is North 0° 15' 56" East along the Section line 985.64 feet and West 476.95 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 59° 51' 38" West 300.20 feet; thence along the arc of a 525.00 foot radius curve to the left 180.61 feet (Delta: 19° 42' 39", Chord: North 69° 42' 58" West



179.72 feet); thence North 21° 46' 01" East 112.19 feet; thence South 57° 37' 04" East 133.71 feet; thence South 59° 51' 38" East 360.00 feet; thence South 30° 08' 22" West 75.00 feet to the point of beginning. **(Parcel North of Mt. Airey Drive of Mt. Airey at Red Hawk Ranch Subdivision Plat "B")**

(58:033:0127 and 58:033:0130)

**Parcel 10:** Beginning at a point which is West 1671.58 feet and North 83.89 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running thence South 37° 44' 06" West 60.00 feet; thence North 52° 15' 54" West 34.69 feet; thence North 37° 44' 06" East 60.00 feet; thence North 52° 15' 54" West 119.21 feet; thence along the arc of a 15.00 foot radius curve to the right 22.22 feet (curve has a central angle of 84° 52' 34" and a chord bearing North 9° 49' 37" West 20.24 feet); thence along the arc of a 270.00 foot radius curve to the left 139.96 feet (curve has a central angle of 29° 41' 58" and a chord bearing North 17° 45' 42" East 138.39 feet); thence North 2° 54' 43" East 88.97 feet; thence along the arc of a 275.00 foot radius curve to the right 272.05 feet (curve has a central angle of 54° 40' 52" and a chord bearing North 31° 15' 09" East 261.09 feet; thence North 59° 35' 35" East 101.61 feet; thence South 30° 24' 25" East 164.51 feet; thence South 30° 21' 16" West 273.73 feet; thence South 21° 10' 22" West 248.07 feet to the point of beginning. **(To be known as Mt. Airey at Red Hawk Ranch Plat "C") (containing approx 2.42 acres)**

(58:033:0132)

**Parcel 11:** Beginning at a point which is North 646.63 feet and East 1148.73 feet from the South quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 59° 35' 35" East 35.48 feet; thence along the arc of a 175.00 foot radius curve to the left through a central angle of 56° 41' 50" for 173.17 feet (chord bears North 31° 14' 40" East 166.19 feet); thence along the arc of a 350.00 foot radius curve to the right through a central angle of 74° 25' 44" for 454.66 feet (chord bears North 40° 06' 37" East 423.36 feet); thence along the arc of 175.00 foot radius curve to the right through a central angle of 23° 06' 14" for 70.57 feet (chord bears North 88° 52' 36" East 70.09 feet); thence South 79° 34' 17" East 54.34 feet; thence South 05° 35' 17" West 207.35 feet; thence South 74° 04' 19" West 87.68 feet; thence South 46° 08' 11" West 134.41 feet; thence South 37° 52' 13" West 372.04 feet; thence North 30° 24' 25" West 164.51 feet to the point of beginning. **( Mt. Airey Plat "A" AMENDED) (Containing approx 2.9871 acres)**

**Parcel 12:** Commencing at a point which is South 60° 20' 02" East 245.62 feet from the Southwest corner of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 09' 24" East 1898.89 feet; thence North 00° 10' 38" West 1644.17 feet; thence North 89° 49' 22" East 28.00 feet; thence along the arc of a 2075.00 foot radius curve 452.37 feet (Delta = 12° 29' 28"), chord = North 06° 04' 05" East 451.47 feet; thence North 77° 41' 10" West 28.00 feet; thence along the arc of 2103.00 foot radius curve 376.17 feet (Delta = 10° 14' 56"), chord = North 17° 26' 17" East 375.67 feet; thence North 22° 33' 45" East 73.00 feet; thence South 67° 26' 15" East 28.00 feet; thence North 22° 33' 45" East 670.00 feet; thence North 67° 26' 15" West 28.00 feet; thence North 22° 33' 45" East 256.69 feet; thence along the arc of 1897.00 foot radius curve 1516.89 feet (Delta = 45° 48' 55"), chord = North 00° 20' 42" West 1476.80 feet; thence North 23° 15' 09" West 75.23 feet; thence along the arc of 603.00 foot radius curve 300.38 feet (Delta = 28° 32' 28"), chord = North 08° 58' 55" West 297.28 feet; thence South 89° 42' 41" East 43.00 feet; thence along the arc of 560.00 foot radius curve 297.18 feet (Delta = 30° 24' 21"), chord = North 20° 29' 29" East 293.71 feet; thence North 54° 18' 21" West 43.00 feet; thence along the arc of 603.00 foot radius curve 100.00 feet (Delta = 09° 30' 06"), chord = North 40° 26' 42" East 99.89 feet; thence North 45° 11' 46" East 19.94 feet; thence along the arc of 397.00 foot radius curve 376.65 feet (Delta = 54° 21' 30"), chord = North 18° 01' 00" East 362.68 feet; thence North 09° 09' 44" West 588.87 feet; thence along the arc of 5804.70 foot radius curve 175.09 feet (Delta = 01° 43' 42"), chord = North 79° 05' 53" East 175.08 feet; thence North 78° 14' 03" East 31.03 feet; thence South 09° 09' 44" East 595.59 feet; thence along the arc of 603.00 foot radius

curve 190.00 feet (Delta = 18° 03' 12"), chord = South 00° 08' 08" East 189.22 feet; thence North 81° 06' 32" West 43.00 feet; thence along the arc of 560.00 foot radius curve 354.84 feet (Delta = 36° 18' 18"), chord = South 27° 02' 36" West 348.93 feet; thence South 45° 11' 46" West 19.94 feet; thence along the arc of 440.00 foot radius curve 414.82 feet (Delta = 54° 00' 59"), chord = South 18° 11' 16" West 399.62 feet; thence North 81° 10' 47" East 43.00 feet; thence along the arc of 397.00 foot radius curve 100.00 feet (Delta = 14° 25' 56"), chord = South 16° 02' 11" East 99.74 feet; thence South 23° 15' 09" East 75.23 feet; thence along the arc of 2103.00 foot radius curve 620.00 feet (Delta = 16° 53' 30"), chord = South 14° 48' 24" East 617.76 feet; thence South 83° 38' 21" West 28.00 feet; thence along the arc of 2075.00 foot radius curve 973.48 feet (Delta = 26° 52' 48"), chord = South 07° 04' 45" West 964.57 feet; thence South 69° 28' 51" East 28.00 feet; thence along the arc of 2103.00 foot radius curve 75.00 feet (Delta = 02° 02' 36"), chord = South 21° 32' 27" West 75.00 feet; thence South 22° 33' 45" West 256.69 feet; thence North 67° 26' 15" West 28.00 feet; thence South 22° 33' 45" West 743.00 feet; thence along the arc of 1925.00 foot radius curve 246.47 feet (Delta = 07° 20' 10"), chord = South 18° 53' 40" West 246.31 feet; thence South 74° 46' 25" East 28.00 feet; thence along the arc of 1897.00 foot radius curve 320.00 feet (Delta = 09° 58' 02"), chord = South 10° 14' 34" West 329.58 feet; thence North 84° 44' 26" West 28.00 feet; thence along the arc of 1925.00 foot radius curve 182.66 feet (Delta = 05° 26' 12"), chord = South 02° 32' 27" West 182.59 feet; thence South 00° 10' 38" East 370.00 feet; thence North 89° 49' 22" East 28.00 feet; thence South 00° 10' 38" East 1277.84 feet; thence South 89° 09' 24" East 2502.99 feet; thence South 00° 50' 36" West 206.00 feet; thence North 89° 09' 24" West 4607.91 feet; thence along the arc of 347.00 foot radius curve 437.09 feet (Delta = 72° 10' 16"), chord = South 54° 45' 28" West 408.76 feet; thence South 18° 40' 20" West 1542.16 feet; thence along the arc of 528.00 foot radius curve 176.22 feet (Delta = 19° 07' 20"), chord = South 28° 13' 59" West 175.40 feet; thence North 70° 49' 44" East 226.03 feet; thence along the arc of 322.00 foot radius curve 180.27 feet (Delta = 32° 04' 33"), chord = North 34° 42' 36" East 177.92 feet; thence North 18° 40' 20" East 1542.16 feet; thence along the arc of 553.00 foot radius curve 696.57 feet (Delta = 72° 10' 16"), chord = North 54° 45' 28" East 651.43 feet to the point of beginning. **(To be known as The Ranches Parkway and Pony Express Parkway)**  
**(Containing approximately 61.3289 acres of which 19.20682 acres affects this property)**

**Parcel 13:** Beginning at a point located North 89°00'02" West along a Section line 68.35 feet and North 72.76 feet from the Southeast corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 141.42 feet; thence West 141.42 feet; thence North 141.42 feet; thence East 141.42 feet to the point of beginning.

. **(Well No. 2 at the Ranches)**

Mail Recorded Deed and Tax Notice To:  
Belle Street Investments LLC, a Utah limited liability company  
3688 E Campus Drive, Ste 100  
Eagle Mountain, UT 84005



File No.: 155003-RCP

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## WARRANTY DEED

Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company

**GRANTOR(S)** of Burnsville, State of Minnesota, hereby Conveys and Warrants to

Belle Street Investments LLC, a Utah limited liability company as to an undivided forty nine (49%) percent interest

**GRANTEE(S)** of Eagle Mountain, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 58-040-0378 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 7th day of June, 2022.

Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company

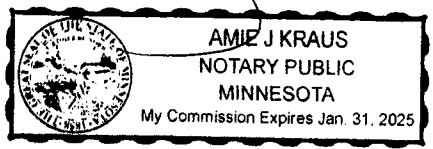
ATTEST:

*Shawn Dahl*  
Shawn Dahl  
Vice President of Real Estate

STATE OF ~~UTAH~~ MINNESOTA  
COUNTY OF ~~UTAH~~ DENNETT

On this 7th day of June, 2022, before me, personally appeared Shawn Dahl, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Eagle Mountain Holdings, L.L.C., a Minnesota limited liability company.

*Amie J Kraus*  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at the Northwest corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°43'21" East 1135.80 feet; thence South 43°14'11" East 1607.06 feet; thence South 89°32'16" East 327.98 feet; thence South 224.86 feet; thence South 50°07'02" West 1062.39 feet; thence West 261.25 feet; thence South 70°19'16" West 265.99 feet; thence South 83°32'28" West 357.08 feet; thence South 06°27'32" East 246.13 feet to the Northerly right of way of Pony Express Parkway; thence along the arc of an 803.00 foot radius curve to the left 526.18 feet along said Parkway (central angle = 37°32'40"), the chord of which bears South 64°46'09" West 516.82 feet; thence North 55°15'00" West 574.18 feet; thence North 04°14'45" East 395.65 feet; thence North 07°09'30" West 335.25 feet; thence North 26°58'31" West 224.92 feet; thence North 09°43'06" West 478.75 feet; thence North 20°02'20" West 400.00 feet; thence North 22°05'50" East 377.38 feet; thence North 20°02'20" West 246.26 feet; thence South 89°15'07" East 303.58 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land located in the Northwest quarter of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah. Being a portion of Eagle Mountain Holdings Property recorded as Entry No. 145185:2002 at the Utah County Recorder's Office, Utah. Basis of bearing for subject parcel being South 88°17'26" West 1309.32 feet (measured) between the Utah County Brass Cap Monuments, marking the North quarter corner and the North closing corner on Fort Crittenden Military boundary line of Section 30. Subject parcel being more particularly described as follows:

Beginning at a point South 88°17'26" West 752.45 feet and South 1392.18 feet from the North quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah; thence South 06°18'44" East 277.33 feet; thence South 39°24'40" West 126.85 feet; thence West 221.24 feet; thence North 373.66 feet; thence East 271.29 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located 1766.15 feet North and 1066.53 feet East of the West quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 36°02'03" East 274.03 feet; thence South 73°10'04" East 71.31 feet; thence South 09°33'35" West 281.55 feet; thence 201.29 feet along a 327.50 foot radius curve to the right (chord bears North 67°13'46" West 198.14 feet) to the point of beginning.